

025.0

0005

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
975,000 / 975,000  
975,000 / 975,000  
975,000 / 975,000

APPRaised:

USE VALUE:

ASSESSED:

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32-34		WINDSOR ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	OCONNELL TIMOTHY M	
Owner 2:	OCONNELL LAURA B	
Owner 3:		

Street 1: 309 OLD DUNSTABLE RD  
 Street 2:

Twn/City: GROTON  
 St/Prov: MA Cntry: Own Occ: N  
 Postal: 01450 Type:

PREVIOUS OWNER  
 Owner 1:  
 Owner 2:  
 Street 1:  
 Twn/City:  
 St/Prov: Cntry:  
 Postal:

NARRATIVE DESCRIPTION  
 This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 3280 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS  

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS  

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Legal Description								User Acct
104	5000.000	519,000		456,000	975,000			16770
Total Card	0.115	519,000		456,000	975,000			GIS Ref
Total Parcel	0.115	519,000		456,000	975,000			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	297.26	/Parcel:	297.2		Insp Date
								07/29/17

PREVIOUS ASSESSMENT								Parcel ID	025.0-0005-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	519,000	0	5,000.	456,000	975,000	975,000	Year End Roll	12/18/2019
2019	104	FV	396,200	0	5,000.	484,500	880,700	880,700	Year End Roll	1/3/2019
2018	104	FV	396,200	0	5,000.	353,400	749,600	749,600	Year End Roll	12/20/2017
2017	104	FV	347,400	0	5,000.	307,800	655,200	655,200	Year End Roll	1/3/2017
2016	104	FV	347,400	0	5,000.	262,200	609,600	609,600	Year End	1/4/2016
2015	104	FV	307,800	0	5,000.	256,500	564,300	564,300	Year End Roll	12/11/2014
2014	104	FV	307,800	0	5,000.	210,900	518,700	518,700	Year End Roll	12/16/2013
2013	104	FV	320,900	0	5,000.	200,600	521,500	521,500		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FRENCH FRANK/ET	24660-567		6/30/1994			221,000	No	No	Y						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/31/2001	612	Porch	2,500	C				REPLACE AND EXTEND	7/29/2017	Measured	HS	Hanne S			
									5/12/2009	Info At Door	189	PATRIOT			
									5/21/2002	Permit Visit	PM	Peter M			
									10/11/1999	Meas/Inspect	264	PATRIOT			
									10/1/1991		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



## USER DEFINED

Prior Id # 1:	16770
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:34:07
LAST REV	
Date	Time
12/11/17	10:38:50
ekelly	
2063	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

